

1
2 BILL NO. R-96-06-1⁰

3 CONFIRMING RESOLUTION NO. R-37-96

4 A CONFIRMING RESOLUTION designating an
5 "Economic Revitalization Area" under I.C. 6-
6 1.1-12.1 for property commonly known as 231
7 Baker, Fort Wayne, Indiana 46802. (Baker
8 Street Station LLP)

9 WHEREAS, Common Council has previously designated and
10 declared by Declaratory Resolution the following described
11 property as an "Economic Revitalization Area" under Section
12 153.02 of the Municipal Code of the City of Fort Wayne, Indiana,
13 of 1993, as amended and I.C. 6-1.1-12.1, to wit:

14 Attached hereto as "Exhibit A" as if a part herein;

15 and

16 WHEREAS, said project will create two full-time additional,
17 permanent jobs for a total additional annual payroll of \$45,000,
18 with the average new, annual job salary being \$22,500 and retain
19 28 full-time permanent jobs and one part-time permanent job for a
20 current annual payroll of \$795,137, with the average current
21 annual salary being \$27,419; and

22 WHEREAS, the total estimated project cost is \$900,000; and

23 WHEREAS, recommendations have been received from the
24 Committee on Finance and the Department of Economic Development
25 concerning said Resolution; and
26
27
28
29

1 **WHEREAS**, notice of the adoption and substance of said
2 Resolution has been published in accordance with I.C. 6-1.1-12.1-
3 2.5 and I.C. 5-3-1 and a public hearing has been conducted on
4 said Resolution; and

5 **WHEREAS**, if said Resolution involves an area that has
6 already been designated an allocation area under I.C. 36-7-14-39,
7 The Fort Wayne Redevelopment Commission has adopted a Resolution
8 approving the designation.

9 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**
10 **CITY OF FORT WAYNE, INDIANA:**

11 **SECTION 1.** That, the Resolution previously designating the
12 above described property as an "Economic Revitalization Area" is
13 confirmed in all respects.

14 **SECTION 2.** That, the hereinabove described property is
15 hereby declared an "Economic Revitalization Area" pursuant to
16 I.C. 6-1.1-12.1, said designation to begin on the effective date
17 of this Resolution and shall terminate on March 1, 1999.

18 **SECTION 3.** That, said designation of the hereinabove
19 described property as an "Economic Revitalization Area" shall
20 apply to a deduction of the assessed value of real estate.

21 **SECTION 4.** That, the estimate of the number of individuals
22 that will be employed or whose employment will be retained and
23 the estimate of the annual salaries of those individuals and the
24 estimate of the value of redevelopment or rehabilitation all
25 contained in Petitioner's Statement of Benefits are reasonable
26
27
28
29

and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$8.8982/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$8.8982/\$100 (the change would be negligible).
- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$8.8982/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years.

SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

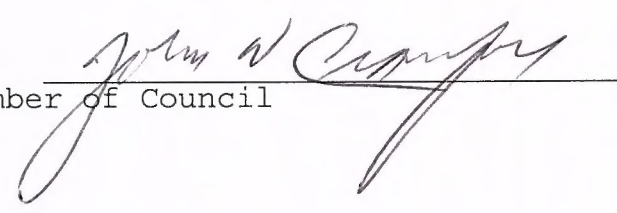
SECTION 8. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This

1 report must be submitted to the Allen County Auditor's Office and
2 the City of Fort Wayne's Department of Economic Development and
3 must be included in the deduction application. For subsequent
4 years, the performance report must be updated within sixty days
5 after the end of each year in which the deduction is applicable.

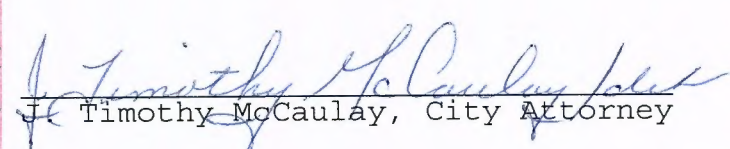
6 **SECTION 9.** The performance report must contain the
7 following information:

- 8 A. The cost and description of real property improvements.
- 9 B. The number of employees hired through the end of the
10 preceding calendar year as a result of the deduction.
- 11 C. The total salaries of the employees hired through the
12 end of the preceding calendar year as a result of the
13 deduction.
- 14 D. The total number of employees employed at the facility
15 receiving the deduction.
- 16 E. The total assessed value of the real property
17 deduction.
- 18 F. The tax savings resulting from the real property being
19 abated.

20 **SECTION 10.** That, this Resolution shall be in full force
21 and effect from and after its passage and any and all necessary
22 approval by the Mayor.

23
24
25
26
27
28
29

Member of Council

APPROVED AS TO FORM AND LEGALITY


Timothy McCaulay, City Attorney

Read the first time in full and on motion by Henry,
and duly adopted, read the second time by title and referred to the
Committee on Finance (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne,, Indiana, on _____, 19____, the _____ day of
_____, M., E.S.T.

DATED: 6-11-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford
and duly adopted, placed on its passage. PASSED lost
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 6-25-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) 37
(SPECIAL) _____ (ZONING) _____ ORDINANCE RESOLUTION NO. R-36-96
on the 25th day of June, 19 96

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Paul Helmke
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 26th day of June, 19 96,
at the hour of 11:30 o'clock A, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of June,
19 96, at the hour of 5:00 o'clock P, M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE This is to confirm the approval of an Economic Revitalization Area for real estate improvements in the amount of \$900,000. Improvements to the train station will be made in two phases. The first phase will include new electrical and mechanical systems, new windows, new interior surfaces and finishes for the new office space. Exterior walls will be insulated. In phase two, the project will be completed with new electrical, minor mechanical, new interior surfaces etc. for the other half of the building.

EFFECT OF PASSAGE Creation of 2 new, full-time jobs and the retention of 29 existing jobs. Project located in a building that has been vacant for almost seven years and is located within an Urban Renewal Area as defined by the City's Redevelopment Department.

EFFECT OF NON-PASSAGE Loss of 2 additional jobs and loss of improvements in an Urban Renewal Area.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, savings) Anticipated first year tax savings: \$18,686. Projected additional tax revenues during a ten year period: \$94,365.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry

BILL NO. R-96-06-10

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ^{XXXXXXXXXX} (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as 231 Baker, Fort Wayne, Indiana 46802 (Baker Street Station LLP)

HAVE HAD SAID ~~(ORDINANCE)~~ ^{XXXXXXXXXX} (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
~~(ORDINANCE)~~ ^{XXXXXXXXXX} (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

John N. Crawford
Thomas C. Henry
Robert L. Huff
Gleee L. Gaffney
Richard Hall
Mark L. Smith
Clatus R. Edmonds

DATED: 6-25-96

Sandra E. Kennedy
City Clerk



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

June 12, 1996

Dear Ms. Lambert:

Please give the attached full coverage on the date of June 15, 1996,
in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council of
Fort Wayne, IN

Bill No. R-96-06-09 & R-96-06-10
Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from both
newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-96-06-09 AND R-96-06-10)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 6/11/96,
DATE
DESIGNATING PROPERTY AT 231 Baker Street, Fort Wayne, Indiana 46802
(Baker Street, Fort Wayne, Indiana 46802 (Baker Street Station
LLP)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON Tuesday, June 25, 1996, at 5:30 o'clock P.M.,
DATE, TIME & PLACE
City-County Building, One Main Street, Common Council Conference Room
128, 1st Floor, Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FW COMMON COUNCIL
(Governmental Unit)

To: The Journal-Gazette
P.O. Box 100
Fort Wayne, IN Dr.

ALLEN County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

48 lines, 1 columns wide equals 48 equivalent lines
at .346 cents per line \$ 16.61

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 1.00

TOTAL AMOUNT OF CLAIM \$ 17.61

DATA FOR COMPUTING COST

Width of single column 12.5 ems
Number of insertions 1
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: JUNE 15, 19 96

Julie L Smith
Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L SMITH who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

6-15-96

Subscribed and sworn to before me this 15th day of JUNE, 19 96.

Mary L Schneider
Notary Public

My commission expires: NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP JUNE 14, 1997

Stamp Eliminator
Trees - Shrubs
FREE ESTIMATE
City-County Building, One Main Street, Common Council Conference Room 128, 1st Floor, Fort Wayne, IN
CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1) YEAR AFTER CONFIRMATION.
ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.
"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE 2190 427-1120, TTY (219) 427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.
SANDRA E. KENNEDY
CITY CLERK
#208825

FW COMMON COUNCIL
(Governmental Unit)

To: The News-Sentinel
P.O. Box 100
Fort Wayne, IN Dr.

ALLEN County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)

-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

48 lines, 1 columns wide equals 48 equivalent lines
at .346 cents per line

\$ 16.61

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 17.61

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: JUNE 15, 19 96

Title: Julie L Smith Clerk

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

RESOLUTIONS NO. R-96-06-09 AND R-96-06-10
NOTICE IS HEREBY GIVEN THAT THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDI-
ANA, APPROVED A RESOLUTION ON 6/11/96,
DESIGNATING PROPERTY AT 231 BAKER
TREET, FORT WAYNE, INDIANA 46802
(Baker Street, Fort Wayne, Indiana 46802 (Baker
Street Station LLP)

IN ECONOMIC REVITALIZATION AREA. A DE-
SCRIPTION OF THE AFFECTED AREA CAN BE IN-
PECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC
HEARING ON WHETHER THE ABOVE DESCRIBED
RESOLUTION SHOULD BE CONFIRMED, MODI-
FIED, AN UNCONFIRMED OR RESCINDED ON Tues-
day, June 25, 1996 at 5:30 o'clock p.m.,

City-County Building, One Main Street, Common
Council Conference Room 128, 1st Floor, Fort
Wayne, IN

CONFIRMED, SAID DESIGNATING SHALL CON-
TINUE FOR ONE (1) YEAR AFTER CONFIRMA-
TION.

ALL INTEREST PERSONS ARE INVITED TO AT-
TEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PER-
SONS WITH A KNOWN DISABLING CONDITION
WILL BE CONSIDERED IN ACCORDANCE WITH
STATE AND FEDERAL LAW. ANY PERSON NEED-
ING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE
2190 427-1120, TTY (219) 427-1200, AT LEAST
SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK
#208825

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the
undersigned JULIE L SMITH who, being duly sworn, says that he/
she is Clerk of the The News-Sentinel newspaper of general
circulation printed and published in the English language in the (city) (town) of
Fort Wayne, IN in state and county aforesaid, and that the printed matter
attached hereto is a true copy, which was duly published in said paper for
1 time, the dates of publication being as follows:

6-15-96

Subscribed and sworn to before me this 15th day of JUNE, 19 96.

Mary L Schneider
Notary Public

My commission expires: NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP JUNE 14, 1997